

WHS & HANMER SCHOOL BUILDING COMMITTEE

REGULAR MEETING MINUTES

Monday November 12, 2012

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	X		
	J. Edward Brymer Jr., Vice Chairman	X		
	Steven Barry		X	
	Daniel Camilliere			X
	Frank Dellaripa	X		
	Diane Fitzpatrick, Clerk	X		
	Peter Gardow	X		
Liaison Present	David Drake, Council Liaison			X
	Mike Turner, Staff Liaison	X		
	John Cascio, Bd. Of Education			X
Staff Present				
	Jeff Bridges, Town Manager	X		
	Mike Emmett, Supt. Schools	X		
	Tom Moore, WHS Principal	X		
	Fred Bushey, Dir of Maintenance			X
	Lori Schroll, Administrative Analyst - Engineering	X		
	Sally Katz, Dir. Of Physical Services	X		
	Sue Smith, Finance Director	X		
	Keith Rafaniello, Board of Ed			X
Guests Present	Rusty Malik, Quisenberry Arcari	X		
	Lorel H. Purcell, O&G Construction	X		

Call to Order: Chairwoman Fortunato called the meeting to order at 6:45 p.m. in the Town Hall Community Room, lower level of the Library.

1. Public Comments: None

2. Approval of Minutes: Motion by Frank Dellaripa seconded by Diane Fitzpatrick to approve the minutes of 10/22/12 meeting. All present voted in favor, Peter Gardow abstained.

3. Correspondence: none

4. Expenditures:

a. JL Surveying, Inv. No. 9292, \$ 11,700.00

Motion by Frank Dellaripa seconded by Ed Brymer all present voted in favor. This represents 90% of the total bill.

b. Hartford Courant, Inv. #E2518120, \$ 93.82

Motion by Diane Fitzpatrick seconded by Ed Brymer all present voted in favor.

c. Sima Well Drilling, Inv. #33818 \$12, 400.00
Motion by Ed Brymer seconded by Frank Dellaripa all present voted in favor.

d. GNCP Consulting Eng., Inv. #19393, \$8,125
Motion by Frank Dellaripa seconded by Ed Brymer all present voted in favor.

e. QA Architects, Inv. 5725, \$ 225,895.03
Motion by Diane Fitzpatrick seconded by Ed Brymer all present voted in favor.

f. QA Architects, Inv. 5726, \$ 273.06
Motion by Diane Fitzpatrick seconded by Ed Brymer all present voted in favor.

5. Staff/Architect/CM Information:

a. Architect discussion and final decision PV panels: Recent concerns regarding this need to be addressed and a final decision needs to be made in order for the architect to proceed.

Rusty stated that he came up with a compromise that should ease everyone's mind, and would like to get the Committee's approval.

Rusty stated he taken the PV panels off the façade of the building and moved them to supporting wall of the upper roof of the old (existing) gym. The quantity will stay the same; they will just be in a confined area. There was much discussion from all the members and staff.

A motion was made by Diane Fitzpatrick to accept the revised plan for the PV panels to locate them in the central upper wall of the old gym, seconded by Frank Dellaripa, all present voted in favor. Peter Gardow asked how much the cost savings will be by relocating these panels. Lorel responded she will have the answer for him at the next meeting.

b. Architect discussion Planning & Zoning Prelim. Application: Plans and architectural renderings have been submitted for review and approval by the Design Review Committee, Inland Wetlands Commission and a pre-application to the Planning & Zoning Commission. These boards and commissions meet November 20 and 21st.

c. Architect Design Development Submission: Rusty went through Design Development and stated he had made a few adjustments:

Added a family restroom in the Athletic area and in the media center.

Eliminating the elevator going down to mechanical room near swimming pool, will connect to the stairwell.

Eliminating the second elevator going to the weight room, will move the weight room into the fitness room – it will fit and it will save money on an elevator.

Auditorium is getting more defined, added rest rooms behind auditorium.

Will add the 5 floor elevator, is becoming more apparent will need during the phasing portion.

Changed the seating area outside, not so formal.

A motion was made by Diane Fitzpatrick to accept the Site Plan D as presented on 11/12/12, seconded by Ed Brymer, all present voted in favor.

Regarding the Folly Brook Blvd. parking, Jeff Bridges is going to set up an Town Council infrastructure Committee meeting. This has now become a Town project and the Building Committee is no longer involved.

d. Construction Managers Report- Preliminary Phasing Plan: Lorel distributed a three page set of plans stated this is just the first pass at this, still haven't vetted it mechanically or electrically yet.

O&G will begin in July, and will start with all the new construction. This 1st phase will be the worse phase.

As construction proceeds, the following is already known, Tech Ed (Wood Construction Management) will be off line for 1 semester, the auditorium will be offline for an entire school year.

When the new gym is completed the old gym will be made into 6 temporary classrooms. All circulation areas will be done when school is not in session and/or second shift.

The Cafeteria will need to be done in the summer.

Lorel distributed a copy of the tentative schedule.

6. Old Business:

a. Committee Reports:

Site Work/Construction –Frank stated that he and Mike T. met with CES about the existing water/sewer/fire lines and the possibility of using the existing ones. As of right now, the water lines coming in from Jay Street and Wolcott Hill Road will need to be replaced.

There is a possibility that additional hydrants may need to be added.

MDC will be coming out to look at the sewer; CES will show them where they need the cameras.

Communications –Diane reported that they do not meet until the 4th Monday of the month. WSPC, Lorel and Rusty met with them reviewed design and parking designs. Agencies such as Park and Recreation was notified that the school will be non useable for all outside agencies during certain times of the project.

Rusty will present the design to the Board of Education on 11/13.

Technology/Furniture – Rebecca Sarcosi is the QA Interior Designer, updates on some components, no major changes/additions.

Energy – On the Agenda this evening is a change order in order for Rusty to do the paperwork for CL&P.

Finance – Jeff stated that they had met, went over the projected budgets with Sue Smith and will meet when necessary.

7. New Business:

a. Sue Smith – discussion format of monthly budget report: Sue distributed copies of the budget reports and a list of the Purchase Orders set up to date, and explained how they are set up. She will send these out monthly to the committee. Lorel Purcell and Sue will share budgets and go over budgets frequently. Sue also sent out a list of the Purchase Order's already set up.

b. QA Proposed Change Order additional services: Total cost is \$43,750.

The three items are:

Energy modeling in CL&P format in order to receive \$6000 grant money from CL&P.

Security System Design, the process is started; this will go over preliminary security requirements.

Culinary Design – Food Service Consultant – additional cost for design and equipment for a professional kitchen area for the Culinary Arts Program.

A motion from Diane Fitzpatrick to approve a change order in the amount of \$43,750 to Quisenberry Arcari, Peter Gardow seconded it, all present voted in favor. Mike Turner noted this will need to be approved by Town Council.

8. Other Business:

a. Hanmer School Fire Alarm Project Status Report: The project is out to bid and opens on the 29th. Jeff stated that the grant has been approved. Mike Turner reported 11 vendors attended the walk thru.

9. **Adjourn:** The next meeting is scheduled to take place on Monday November 26, 2012, 6:30 pm in the Lower Level Meeting Room at the Board of Education. The Communications Sub Committee will meet same room at 5:30 pm.

Motion made by Diane Fitzpatrick, seconded by Ed Brymer to adjourn.

Meeting adjourned at 9:26 p.m.

I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.

Diane Fitzpatrick, Clerk